



7h Miners Walk

Dalkeith

Offers Over **£150,000**



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Nestled in the highly desirable area of Dalkeith, this chic top floor apartment combines contemporary comfort with a peaceful, woodland setting. Built in 2007, the property enjoys elevated outlooks across Arthur's Seat and towards the Pentlands, creating a tranquil backdrop to everyday life.

Over the past year, the flat has been tastefully modernised with a newly upgraded bathroom, fresh paintwork throughout and luxurious cream carpets, giving it a warm and inviting feel from the moment you step inside.

The accommodation flows beautifully from the welcoming hallway, which benefits from a generous storage cupboard. Through to the stylish kitchen/dining room which is a well-designed space, decorated in neutral tones and enjoying a dual aspect outlook across the surrounding treetops. This bright, airy kitchen offers excellent cupboard and worktop space whilst also benefiting from an additional storage cupboard, perfect for keeping everyday essentials such as your Hoover and cleaning supplies neatly tucked away.

The living room is bright, warm and inviting, featuring a lovely bay window with outlooks to the front across to Arthur's Seat and towards the Pentlands - a picturesque view that enhances the feeling of space and calm throughout.



The bedroom is well-proportioned, comfortably hosting a double bed with bedside cabinets either side and features fitted wardrobes offering excellent built-in storage.

The bathroom has been thoughtfully upgraded, featuring a large vanity mirror with LED touch lighting, chrome accessories and a chrome heated towel rail. It includes a bath with an overhead shower - providing both functionality and style in equal measure.

Overall, the building is factored and well maintained, with a well presented stairwell and communal areas reflecting the quality of the development. The apartment also benefits from residents' parking, with two allocated spaces for convenience.

Perfectly positioned, a Sainsbury's supermarket is just a short walk away for everyday essentials, while an Aldi is also within walking distance and just a couple of minutes' drive for added convenience. The renowned Dalkeith Country Park and a number of woodland walks are also close by, ideal for outdoor enthusiasts and dog owners alike.

This beautifully presented apartment offers the perfect balance of comfort, style, and convenience - a truly lovely home ready for you to enjoy from the moment you move in.

Council Tax band: B

Tenure: Freehold

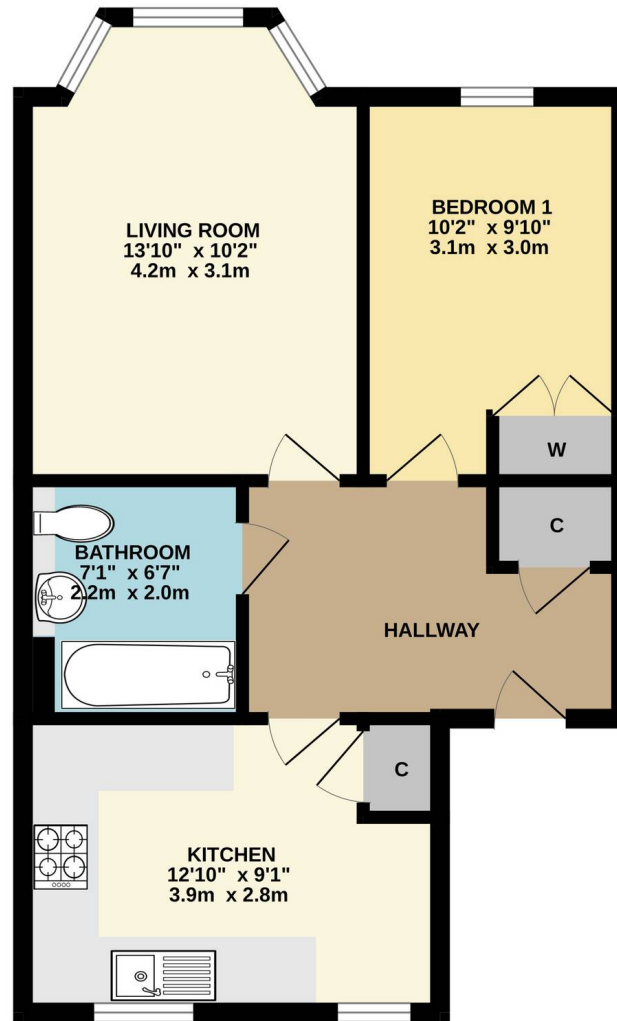
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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